



City of Carmel

CARMEL PLAN COMMISSION MEETING AGENDA

AUGUST 21, 2007

6:00 p.m.

City Hall, 2nd Floor

One Civic Square

Carmel, IN 46032

Agenda Items

A. Call Meeting to Order

B. Pledge of Allegiance

C. Roll Call

1C. Swearing-in of Eric Seidensticker, City Council Appointment to the Plan Commission

D. Declaration of Quorum

E. Approval of Minutes

F. Communications, Bills, Expenditures, & Legal Counsel Report

1F. Executive Committee report of the Aug. 7 meeting (procedural rule changes & litigation initiation resolutions)

G. Reports, Announcements, & Department Concerns

H. Public Hearings

1H. Docket No. 07070024 Z: SW Old Town C-2 Rezoning

The applicant seeks approval to rezone 57 parcels from R-2/Residence, B-1/Business, B-2/Business, B-3/Business and I-1/Industrial to C-2/Old Town. The sites are located in Old Town and along Third Avenue SW. Filed by the Department of Community Services.

2H. Docket No. 07070023 OA: Qualifying Subdivision Exemptions Amendment

The applicant seeks to Amend the Zoning Ordinance, *Chapter 5: S-1/Residence District, Chapter 6: S-2/Residence District, Chapter 7: R-1/Residence District, Chapter 8: R-2/Residence District, Chapter 9: R-3/Residence District and Chapter 10: R-4/Residence District*, in order to delete exemptions from the lot area and lot standards in qualifying subdivisions. Filed by the Carmel Department of Community Services.

3H. Docket No. 07030035 DP: Pro-Med Lane - Holiday Inn

The applicant seeks site plan approval for a proposed full-service hotel. ADLS is under another docket no. below. The site is located at 136th Street and Pro-Med Lane, and is zoned B-6/Business within the US 31/Meridian Street Overlay. Filed by Stacey of DeBoy Land Development Services, Inc. for Justus Home Builders, Inc.

- 4H. Docket No. 07070003 Z: 146th & Gray Rezone (146th St Office Complex)**
The applicant seeks approval to rezone 11.6 acres from S-1/Residence to B-1/Business for an office development. The site is located at the southeast corner of 146th St. and Gray Rd. Filed by Kelli Lawrence of Hearthview Residential, LLC.
- 5H. Docket No. 07070004 PP: 146th St Office Complex**
The applicant seeks primary plat approval for 5 lots on 11.6 acres. The site is located at the southeast corner of 146th St. and Gray Rd. and is zoned S-1/Residence, pending a B-1/Business rezone. Filed by Kelli Lawrence of Hearthview Residential, LLC.
- 6H. Docket No. 07070005 DP/ADLS: Old Meridian Professional Village**
The applicant seeks site plan and design approval for 7 buildings on 6.25 acres. The site is located at 12346 Old Meridian St. and is zoned OM/O – Old Meridian District, Office. Filed by Paul Reis of Bose McKinney & Evans for ALTA Business Communities, LLC.
- 7H. Docket No. 07070006 DP/ADLS: Weston Park, Block A (LA Fitness)**
The applicant seeks site plan and design approval for 2 buildings on 10.14 acres. The site is located southwest of 106th St. and Michigan Rd. and is zoned I-1/Industrial within the US 421 Overlay. Filed by John Turek of L A Fitness International, LLC.
- 8H. Docket No. 07070007 DP Amend/ADLS: Weston Pointe - Outlot 3**
The applicant seeks site plan and design approval for a multi-tenant retail building. The site is located at 11145 N Michigan Rd. and is zoned B-2/Business within the US 421 Overlay. Filed by Darci Pellom of Civil Designs, LLP.
- 9H. Docket No. 07070010 PP: Trillium**
The applicant seeks primary plat approval for 57 residential lots on 32.447 acres. The site is located at 2555 W 131st St. and is zoned S-2/Residence. Filed by Dennis Olmstead of Stoeppelwerth & Assoc, Inc.

I. Old Business

- 1I. Docket No. 07050012 DP/ADLS: House Investments Office**
The applicant seeks site plan/design approval for an office building. The site is located 10250 N Illinois St. and is zoned B-1/Business. Filed by Mike Hoff of Weihe Engineers, Inc.
- 2I. Docket No. 07060024 OA: BZA Lockout Periods Amendment**
The applicant seeks to amend the Zoning Ordinance, *Chapter 21: Special Uses & Special Exceptions* and *Chapter 30: Board of Zoning Appeals*, in order to clarify the time limits of applications denied by the Board of Zoning Appeals. Filed by the Carmel Department of Community Services.
- 3I. Docket No. 06050020 PP: Clay Creek**
The applicant seeks approval to plat 30 lots on 29.971 acres. The applicant also seeks the following waivers:
Docket No. 06050021 SW: SCO Chapter 6.03.07 **Cul-de-sac Length** – request to have cul de sac in excess of 600 feet in length
Docket No. 06050022 SW: SCO Chapter 6.05.07 **Orientation of Home** – request to allow dwellings to face internal street

Docket No. 06050023 SW: SCO Chapter 7.05.07 Clearing more than 15% mature woodlands

The site is located on Hoover Road north of 116th Street and is zoned S1. Filed by Charlie Frankenberger of Nelson & Frankenberger for MHE Development Co. LLC.

4I. Docket No. 07030037 DP/ADLS: Midland Atlantic—Market Place at West Carmel, (Now known as West Carmel Shoppes)

The applicant seeks site plan and design approval for a proposed one-story, 21,600-square foot retail building on 2.73 acres. The site is located at the northeast corner of 98th Street and Michigan Road, and is zoned B3/Business, and is within the US 421 Overlay. Filed by Paul Reis of Bose McKinney & Evans, LLP.

J. New Business

1J. Docket No. 07070009 ADLS: Holiday Inn at Pro Med Ln

The applicant seeks architecture/design approval for a proposed full-service hotel. The site is located at 136th Street and Pro Med Lane, and is zoned B6, within the US 31/Meridian Street Overlay. Filed by Dave Coots of Coots, Henke & Wheeler for Midwest Hospitality Group, Inc.

K. Adjournment